

NATIONAL REGISTER OF HISTORIC PLACES

PRELIMINARY PROPERTY ASSESSMENT FORM

In order for the State Historic Preservation Office staff to make a preliminary determination of eligibility for the National Register of Historic Places, complete this form with as much information as possible. Include recent photographs of both the **exterior** and **interior** features of the property (see photo documentation guidelines) and a simple floor plan or sketch of the building with primary features marked and labeled (walls, windows, doors, etc.) Digital photos are acceptable.

PROPERTY ADDRESS: Street _____

City _____ County _____ Zip _____

(Is the building or structure on its original location?) Yes No

If 'No', list the approximate date of the move and reason for relocation

DATE OF CONSTRUCTION: (include date and source of information)

EXTERIOR MATERIALS: (Lists both historic and current, if not the same)

Foundation _____

Walls _____

Roof _____

Other _____

INTERIOR MATERIALS: (list both historic and current, if not the same)

Ceilings _____

Walls _____

INTERIOR, Cont'd

Floors _____

Other _____

ALTERATIONS: (list and describe any additions, alterations, or removal of any features and give date of change)

Additions _____

Windows (indicate any that have been closed up, added or changed)

Entrances/Doorways (exterior or interior additions or modifications)

Porches (added or removed) _____

Decorative Elements (i.e. columns, balconies, railings, shutters, cornices, molding, brackets, etc.) _____

Other _____

SITE FEATURES: (briefly describe the surrounding area and structures)

Outbuildings _____

Setting/Landscaping _____

SIGNIFICANCE/ HISTORY:

Please check the criterion for eligibility that applies to your property. Refer to the information sheet on National Register Criteria for descriptions.

CRITERION A (history): _____
CRITERION B (person): _____
CRITERION C (architecture): _____
CRITERION D (archaeology): _____

Based on the criterion checked above, briefly describe the history of your property and why it is significant on either a local, state, or national level. Refer to the source list for suggestions on historical research. Please document any references used. (Attach additional pages if needed).

FORM PREPARED BY: _____
STREET: _____
CITY, STATE, ZIP: _____
TELEPHONE: _____ DATE: _____

The information sheets are for your files, but please return the **completed** assessment form with **photographs and sketches** to the National Register Coordinator in your region. The Historic Preservation staff will review the form and make a determination of eligibility based on the information received. In some cases, a determination may be deferred for additional research or site visit. If the property is determined eligible, a representative will contact you about the nomination process. If you have any questions or comments, please contact the Historic Preservation Program.

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GUIDE TO THE NATIONAL REGISTER CRITERIA FOR EVALUATION

The National Register of Historic Places Criteria are designed to determine and evaluate the significance of historic resources within the proper historic context. There are four main categories which are listed below, followed by a brief description. Please keep in mind that while a single property must qualify under **at least** one category, it may be eligible under more than one criterion.

CRITERIA:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and :

- A** That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B** That are associated with the lives of persons significant in our past; or
- C** That embody the distinctive characteristics of a type, period, or method of construction; or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D** That have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS:

There are seven Criteria Considerations listed on the National Register Nomination Form which are applicable to cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance in the last fifty years. Typically, the types of properties listed above would not be considered for the National Register but may qualify under one of the criteria considerations. If your property is one of the above, please fill out the preliminary assessment form but attach a brief description of the property type and explain its significance.

A BRIEF SUMMARY OF THE NATIONAL REGISTER OF HISTORIC PLACES:

The National Register of Historic Places is a program designed to identify, recognize, and to some degree, protect significant historic resources. Listing on the register does not restrict the rights of property owners, nor does it prevent destruction of historic properties, but there are benefits to both the private owner and general public.

The National Register DOES:

- *Identify and evaluate significant buildings, structures, sites, objects, and districts according to the established National Register Criteria.

- *Make the public aware of historic resources by documenting their importance.

- *Provide information about historic resources that can be used as a planning tool for federal, state, local and private agencies.

- *Expedite the review of federal undertakings that could affect historic resources and attempt to mitigate adverse effects on identified historic properties.

- *Make owners of historic properties eligible for federal grants for preservation projects, when such funds are available.

- *Enable income-producing depreciable historic properties to use tax incentives when rehabilitated according to the Secretary of the Interior's Standards.

- *List properties only if they meet the National Register criteria and the owner, or a majority of owners, agree to the listing.

- *State laws provides that the State Historic Preservation Officer review projects which encompass governmental funding, licensing, permit, and many other forms of involvement. SDCL 1-19A-11.1

The National Register DOES NOT:

- *Limit or restrict the rights of property owners to use, develop, or sell their historic properties; require that historic properties be maintained, repaired or restored; or require that historic properties be open to the public.

- *Provide markers or plaques for listed properties. Owners may purchase plaques and markers if desired.

- *Automatically facilitate local landmark designation or local district zoning. Nor does it require the review of state, local, or privately funded projects that could affect historic properties.

- *Automatically stop federal undertakings that could affect historic resources.

- *Assure that owners of historic properties will receive grants when funds are available.

- *Provide state or local tax benefits or low-interest loans to owners.

- *List historic properties according to local criteria or if the owner or majority of owners object to the listing.

The Secretary of the Interior's Standards for Rehabilitation

The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.